

## B. POPULATION AND HOUSING

This section examines the existing demographics of the City of Milpitas and assesses the population and housing impacts that would be created by the proposed project.

### 1. Setting

The following discussion utilizes data from the U.S. Census Bureau, the Association of Bay Area Governments (ABAG), and the land use data contained in the City of Milpitas Housing Element in the General Plan. ABAG data, which is used to provide long-term demographic projections in this section, has traditionally represented the best available approximation of future population and employment changes in the greater San Francisco Bay Area. However, it should be noted that ABAG Projections 2003 uses markedly different demographic assumptions than previous versions of the Projections document. In particular, Projections 2003 “assigns growth potential to local jurisdictions following *approximately* the pattern” of growth identified in the Smart Growth Vision, a regional plan to divert growth to already-developed areas. As such, Projections 2003 seek to shape growth in the region rather than just provide an approximation of expected growth based on current trends. Some jurisdictions and agencies have expressed concern that Projections 2003 represent hoped-for population and job growth, rather than growth that would be expected based on existing economic and policy assumptions.

In addition, some ABAG data is based on the City’s “subregional study area,” or its sphere of influence, and not its jurisdictional data. Jurisdictional data is only available for some demographic information. Explicit notes accompany the use of subregional study area data.

**a. Population.** The City of Milpitas has experienced significant changes in the last 50 years. With the exception of some subdivisions and buildings along Main Street, virtually the entire City has been built within the last 30 years. This type of dramatic change has also been experienced within the City’s population; there has been an increase of 24,000 additional residents since 1980.

According to the U.S. Census, the population of the City of Milpitas was 62,698 people in 2000, and Santa Clara County had a population of 1,682,585.<sup>1</sup> The Association of Bay Area Governments (ABAG) estimates that population of Milpitas will reach 73,400 in the year 2010. The 2020 population is expected to reach 85,600 people.<sup>2</sup> Table IV.B-1 shows population data for the City of Milpitas.

**Table IV.B-1: Population Data, City of Milpitas**

Source	2000	2010	2020
Milpitas General Plan	62,698	--	--
US Census 2000	62,698	--	--
ABAG Projections 2003 <sup>a</sup>	62,810	73,400	85,600

<sup>a</sup>Includes City Sphere of Influence.

**(1) Households.** In 2000, there were 17,132 households within the City of Milpitas, and 565,863 households within Santa Clara County.<sup>3</sup> ABAG estimates that the total number of households within Milpitas will reach 20,120

<sup>1</sup> United States Census, 2000.

<sup>2</sup> Association of Bay Area Governments, 2003. Projections 2003, Forecasts for the San Francisco Bay Area to the Year 2030, June.

<sup>3</sup> United States Census, 2000.

households in 2010 (a 17 percent increase), and 23,890 households in the year 2020 (a 39 percent increase).<sup>4</sup> A summary of Milpitas household data is provided in Table IV.B-2.

The average household size for Milpitas in 2000 was 3.47 people, which is larger than the Santa Clara County average of 2.92, and is also larger than any other municipality within the County. ABAG projects a slight increase in the average household size in 2010 to 3.48, and then a gradual decrease in average household size.

**Table IV.B-2: Household Data, City of Milpitas**

Source	2000	2010	2020
US Census 2000	17,132	--	--
ABAG Projections 2003 <sup>a</sup>	17,167	20,120	23,890

<sup>a</sup> Includes City Sphere of Influence.

**(2) Senior Population.** In 2000, there were approximately 5,632 residents within Milpitas, and 193,600 residents in Santa Clara County, over the age of 62.<sup>5</sup> Adults over the age of 62 account for 9 percent of the population of Milpitas and 11 percent of the population of Santa Clara County.

**b. Housing Stock.** The majority of the housing stock in the City of Milpitas is characterized by single-family homes, a smaller percentage of multi-unit buildings, and a low vacancy rate. According to the 2000 Census, in the year 2000 there were approximately 17,369 housing units in Milpitas. Of these units, approximately 17,137 were occupied units. In 2000, about 63 percent of units in Milpitas were detached single-family homes, and 13 percent were attached single-family homes, and approximately 21 percent of units were located in multi-family structures.

**(1) Affordable Housing.** To respond to the growing population within California, the State of California requires that each Council of Governments (COG) identify housing needs for its region, so as to ensure that decent affordable housing is available for all income groups. The *1999-2006 Region Housing Needs Determinations (RHND)* for the Nine County San Francisco Bay Area identifies each jurisdiction's share of anticipated regional housing needs.

Milpitas's allocation of housing, as identified by RHND, is as follows: a projected total need of 4,348 units; 698 very low income units; 351 low income units; 1,146 moderate income units; 2,153 above moderate income units.

**c. Relevant Housing Policy.** There are two policy documents which address the issues associated with providing housing for residents; the Midtown Milpitas Specific Plan and the Milpitas General Plan. Relevant goals and policies from these documents are discussed below.

**(1) Midtown Milpitas Specific Plan.** The following goals and policies are taken from the Midtown Milpitas Specific Plan and are related to housing within the City:

- Goal 1: Encourage a compatible mixture of residential, retail, office, service-oriented commercial and industrial uses within the Midtown area.
- Goal 2: Provide for a significant component of new housing within the area in order to: improve the vitality of the Midtown area; address local and regional housing needs; and reinforce the use of transit.

<sup>4</sup> Association of Bay Area Governments, 2003. Projections 2003, Forecasts for the San Francisco Bay Area to the Year 2030, June.

<sup>5</sup> United States Census, 2000.

- Policy 3.1: Allow for up to 4,860 new housing units in Milpitas Midtown.
- Policy 3.4: Establish a minimum density of 21 units per gross acre in the Mixed-Use District, 31 units per gross acres in the multi-family, very high-density area and a minimum of 41 units per gross acre around the transit stations.
- Policy 3.5: Provide housing for all income levels (i.e., very low, low, moderate, and above moderate households as defined by the US Department of Housing and Urban Development) throughout the Midtown area.
- Policy 3.6: Affordable housing units should be provided with new housing developments. Determine affordable unit requirements on a project-by-project basis, considering the size of the project, the location of the site, and the mix of affordable units in the Midtown area. Allow housing developments of 12 units or less to pay a fee in lieu of providing affordable units.
- Policy 3.7: Integrate affordable units within market-rate developments. Ensure that affordable units are architecturally integrated and indistinguishable from market-rate units.
- Policy 3.12: Encourage housing as the principal upper-level use along Main Street.

(2) **Milpitas General Plan.** The following goals and policies are taken from the Milpitas General Plan Housing Element and are related to housing within the City:

- B-G-1: *Provide Adequate Sites for Housing Development.* The City of Milpitas will maintain adequate sites to accommodate its share of the regional housing need, including sites that would be appropriate for the development of housing affordable to very low-, low-, moderate- and above moderate-income households.
- C-G-1: *Promote Housing Affordability for both Renters and Homeowners.* The City of Milpitas will use available resources to expand the number of new housing units affordable to very-low, low- and moderate-income households.
- C-I-1: Facilitate the development of at least 351 new housing units affordable to low-income households and at least 698 new housing units affordable to very low-income households.
- C-I-2: The City of Milpitas will continue to target the provision of at least 20 percent affordable units with new multi-family residential projects.
- C-I-5: On a citywide basis, Milpitas will promote housing for senior citizens, persons who are physically disabled, large households with lower incomes, single-parent households, and the homeless.
- E-I-1: The City will continue to undertake a variety of activities to achieve energy efficiency in residential development in conformance with State law.

## 2. Impacts and Mitigation Measures

This section analyzes impacts related to population and housing that could result from implementation of the proposed project. The section begins with criteria of significance, which establish the thresholds to determine whether an impact is significant. The latter part of this section presents the impacts associated with the proposed project and identifies mitigation measures, as appropriate.

a. **Criteria of Significance.** The proposed project would have significant impact on population and housing if it would:

- Induce substantial population growth in an area either directly or indirectly; or

- Displace a substantial number of existing housing units or people, necessitating the construction of replacement housing elsewhere.

**b. Less-than-Significant Impacts.** The following discussion examines potential less-than-significant impacts of the proposed project.

**(1) Induce Substantial Population Growth.** The project site is within an urban area and approximately half of the project site contains existing development, although some of the structures are vacant. The proposed project would include a senior housing complex, and would generate housing-related population growth. The proposed project would add up to 110 multi-housing units to the existing units within the City. Given the majority of the units will be one-bedroom units, and that only seniors will be able to reside at the complex, it is assumed that the maximum number of people living at the senior complex would be approximately 220. This represents less than 1 percent of the City's current population. Additionally, the project site is served by public utilities, so no extensions of services would be required.

The Specific Plan identifies new housing as a goal, and allows for up to 4,860 new housing units within the Specific Plan area. The project site does fall within the Specific Plan area. The project would not result in substantial or unforeseen population growth beyond that planned for the area, and no significant impact would result.

**(2) Displace a Substantial Number of Existing Housing Units or People.** There are three units on the project site, the single-family bungalow, the DeVries Home, and a detached two-story apartment unit on the DeVries site. The bungalow and the apartment unit would be demolished as part of the proposed project. The DeVries Home would be incorporated into the senior housing project and contain approximately three housing units and a manager unit. The demolition of two units would not constitute displacement of a substantial number of existing housing units or people. This impact would be considered less than significant.

**c. Significant Impacts.** The proposed project would not result in any significant population and housing impacts.